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**REPORT**  
**OF THE**  
**GOVERNOR AND COMMITTEE**  
**OF THE**  
**HUDSON'S BAY COMPANY,**  
**TO BE**  
**LAI D BEFORE THE SHAREHOLDERS,**  
**ON THURSDAY, NOVEMBER 22ND, 1883.**

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**LONDON:**  
**PRINTERS: SIR JOSEPH CAUSTON AND SONS,**  
**47, EASTCHEAP, E.C., & SOUTHWARK ST., S.E.**

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## DIRECTORS.

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Governor.

EDEN COLVILE, Esquire.

Deputy-Governor.

SIR JOHN ROSE, BART., G.C.M.G.

Committee.

EDWARD WILLIAM TERRICK HAMILTON, Esquire.

THOMAS HOLDSWORTH NEWMAN, Esquire.

MONTAGU C. WILKINSON, Esquire.

JOHN P. GASSIOT, Esquire.

THOMAS R. EDRIDGE, Esquire.

SANDFORD FLEMING, Esquire.

A GENERAL COURT of the Governor and Company of Adventurers of England trading into Hudson's Bay will be held, in pursuance of the provisions of the Charter, at the City Terminus Hotel, Cannon Street, on Thursday, the 22nd Instant, at Two o'clock, for the purpose of Electing a Governor, Deputy-Governor, and Committee for the year ensuing. The Ballot will commence at that hour, and close at Four o'clock.

By the 7th George III., cap. 48, no person can be admitted to vote who has not been in possession of Stock for Six Calendar Months, unless such Stock shall have been acquired by bequest, or by marriage, or by succession to an Intestate's Estate, or by the Custom of the City of London, or by any deed of settlement after the death of any person who shall have been entitled for life to the dividends of such Stock.

The Transfer Books of the Company will be closed on Tuesday, the 13th, and re-opened on Friday, the 23rd instant.

By order of the Governor, Deputy-Governor, and Committee of the said Company,

W. ARMIT,

*Secretary.*

HUDSON'S BAY HOUSE,  
*London, November 13th, 1883.*

# REPORT.

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IN accordance with the requirements of the Company's Charter, the Governor and Committee have issued the usual notice, calling a Meeting of the Proprietors for the purpose of electing a Governor, Deputy-Governor, and Committee, for the ensuing year.

They regret that in consequence of other engagements, which would prevent him from giving as much time to the affairs of the Company as he has hitherto done, Mr. Francis Peek has intimated his desire not to be proposed for re-election as a Member of the Committee, with which he has been connected for the last twelve years. The terms of the Charter requiring that the vacancy thus created should be filled up on the present occasion, the Committee have much pleasure in recommending the election of Mr. Herman Hoskier, well known as a gentleman of high commercial position and with long business experience in London and America.

The Governor, Deputy-Governor, and the other Members of the Committee being eligible, offer themselves for re-election.

The Company's ships have not yet returned from Hudson's Bay, their progress on the outward voyage having been

retarded by ice, but the Committee are glad to find by advices received by way of Canada, that, although much later than usual, the vessels made their appearance on the 10th and 21st September, at York and Moose Factories respectively.

No time was lost in getting the vessels ready for the homeward voyage, and advice of their arrival is now daily expected.

The Committee have received a large portion of the Returns of Outfit 1882, but in the absence of complete accounts from the various departments, they are, as yet, unable to give a correct estimate of the quantities or a comparison with those of the previous Outfit.

It is, however, expected that the returns will not fall short of the average of recent years, and the Committee trust that the Fur Sales to be held next spring may produce a better result than the low average prices which have latterly been obtained for Marten and other fine furs.

The general trade of the Company at Winnipeg and other points in Manitoba and the North-West Territory has been affected by the prevailing depression and the scarcity of money throughout the country during the past season, but although the aggregate amount of the sales of goods to settlers and others has not been equal to that of the previous year, the Committee are glad to state that by recent advices the Company have escaped losses of any appreciable amount from failures, and notwithstanding the drawbacks which have been experienced in regard to the dulness of trade, they consider that the prospects of the general trade carried on by the Company throughout the country are encouraging.



As usual the accounts of the Company will be published in June, and the results of the business, including the Fur trade, will then be declared.

In the Land Department the progress made since the last Report in collecting the arrears of instalments has not been so satisfactory as the Committee could have wished, but a sum of about \$150,000 has been received on that account, and the amount received for interest on instalments has fully met the expenses of the Land Department for the last six months. Full details will be given in the Annual Accounts, to be brought down to the end of February, and submitted with the next Report.

The Committee have thought it their duty to obtain from their Land Commissioner, as the responsible officer of the Company, a full and comprehensive Report respecting their landed estate, with the view of affording the Proprietors as ample means of forming their own judgment on this branch of the Company's affairs, as the Directors themselves possess. This Report has recently been received, and copious extracts of the more material portions of it will be found in the appendix.

The Land Commissioner refers in his Report to the rapid progress which has been made in completing the Canadian Pacific Railway to the head of the pass leading to the Rocky Mountains, and to the proposed construction of branch lines which are likely to open up new districts of country admirably adapted for successful settlement.

By the courtesy of the Canadian Pacific Railway Company the Committee are enabled to provide the Shareholders with the accompanying map of the Lines, both Main and Branches constructed and in progress.

The following is a summary of the Sales which have been effected during the last six months of the Company's land in Manitoba, the North-West Territory, and British Columbia:—

#### TOWN LOTS.

##### MANITOBA—

				Price.
Winnipeg ...	1 lot	...	...	\$2,400
Minor Towns	86 lots	...	...	6,112
	—			—
	87 lots	14 acres	average	\$8,512
				\$608

##### VICTORIA, BRITISH COLUMBIA—

Suburban Lots ... 48 acres average \$705 33,856

#### COAL LANDS.

North-West Territory 640 acres ... @ \$50 32,000

#### FARM LANDS.

##### Manitoba and North-

West Territory 1684 acres ... @ \$7 11,742  
 British Columbia 253 acres ... @ \$27 7,500

—  
 \$93,610

£18,720  
 —

On behalf of the Committee,

E. COLVILE,

*Governor.*

*Extracts from a Report by C. J. Brydges, Esq.,  
Land Commissioner of the Hudson's Bay Company,  
dated Winnipeg, 16th October, 1883.*

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I will divide this report into three parts. The first relating to TOWN LOTS, the second to AGRICULTURAL LANDS, and the third to INTEREST AND EXPENSES.

*First.* As to TOWN LOTS:—

The Company had property in the following Town Sites, viz.:—

	Total Area.	Area divided into Lots.
Winnipeg.. ..	450 acres	450 acres.
Portage la Prairie .. ..	320 „	109 „
West Lynne .. ..	245 „	245 „
Rat Portage .. ..	690 „	235 „
Edmonton.. ..	3000 „	697 „
Prince Albert .. ..	3000 „	556 „
Colvile .. ..	3000 „	87 „
Elphinstone .. ..	480 „	58 „
Rosemount .. ..	167 „	153 „
Fort Qu'Appelle .. ..	2500 „	251 „

Except in Winnipeg and Rosemount, it will be seen that there is a considerable area yet available for division into lots, whenever it is desirable or profitable to do so.

The Company owns considerable areas of land at other places, where in time, as the country settles and railways are constructed, town sites will be established.

In Winnipeg, the total sales to the 31st August, 1883, were 787 in number, or about 1,300 lots, and amounted to \$2,048,782·17 The payments to the same date were (equal to

42·81 per cent.)	..	..	..	..	877,060·21
Leaving still unpaid	..	..	..	..	<u>\$1,141,721·96</u>

About 450 lots are still unsold.

Of the sales already effected, a very large proportion was made prior to the great boom which commenced in the fall of 1881 and ended in the spring of 1882. The sales made prior to November, 1881, will in most cases I think be paid up.

The doubtful sales are those between November, 1881, and March, 1882, when very high prices were realised.

The arrears prior to November, 1882 (sales up to November, 1881), are comparatively small, and from a careful scrutiny of the list, I am of opinion that the great bulk will be paid up.

The prices at which those lots were sold were not extravagant. In a great many cases buildings have been erected; and for any lots that may come back into our hands we shall in my opinion suffer no loss, but, on the contrary, ultimately realise larger aggregate results.

The sales in Winnipeg between November, 1881, and March, 1882, were in number 100, with a total money value of \$945,000. Of this \$12,420 has been paid for second instalments, and \$6,372 for interest. The bulk of these sales were undoubtedly speculative and at high prices, and a portion of these properties were sold over again at enhanced prices.

I have gone carefully over the list, and am of opinion that there will be some default in these sales, but it is wholly impossible to put that opinion into figures. I am of opinion that for whatever lots come back into our hands in Winnipeg we shall ultimately realise as good prices as they have now been sold at, taking into account the one-fifth which we have already received.

The position of Winnipeg is assured. It has a population of nearer 30,000 than 25,000. It is the seat of government for Manitoba, also of the law courts, and of the principal educational establishments of the province. It is the wholesale distributing point for the whole of the North-West. It is the principal station of the Canadian Pacific Railway, who have created here great establishments for the building and repair of its rolling stock. Seven railways running into various portions of the country centre here, and despite the gloom and scarcity of money this year, there has been expended on buildings in Winnipeg in the present year a total amount of upwards of \$2,500,000.

[Here follows a minute enumeration of the amount of sales and payments made on lots at West Lynne, Portage La Prairie, Rat Portage, Rosemount, Edmonton, Prince Albert, Colville, Elphinstone, and Qu'Appelle, and the opinion of the Land Commissioner as to the prospects, the advantages and disadvantages of the several sites, &c., as affecting the future of each of these places.]

The general result of the town sites is therefore as follows:—  
The total sales of town properties have amounted to \$2,405,546·17, and the cash received to \$1,024,086·07, making the percentage of receipts to sales 46·73 per cent.

In the case of Winnipeg and West Lynne, all the sales have been made on the principle of one-fifth down and the balance in four annual instalments with interest. At other points latterly the sales have been made on the principle of one-third down, and the balance in two annual instalments.

*Second.* In regard to FARM LANDS:—

The total sales of farm lands, to 31st August, 1883, amounted to a sum of \$3,210,146·11, and the cash receipts have amounted to \$710,270·65 or 22·13 per cent.

All farm land sales have been made upon the basis of one-eighth down, and the balance in seven annual instalments with interest. The sales of farm lands have been largely governed in the same way as sales of Winnipeg lots. The total sales of

farm lands up to December, 1881, were 451, and of this amount rather more than 95 per cent. have had the instalments and interest due upon them regularly paid. I have gone over the list of the arrears up to that time, and with a very few exceptions, where parties have died, or other circumstances may affect the question, I think the great bulk, if not the whole of the arrears, will be recovered, and the payments hereafter due met as they mature. These sales were all made at reasonable prices. They were nearly in every case purchased by parties who intended to settle upon them, and if not, the prices at which they were procured enabled them to be sold to actual settlers at figures which will ensure the future payments being made. Under any circumstances the second payment, and in many cases the third, have been made, and there is consequently the certainty of the balance also being paid.

From the 1st December, 1881, a boom set in in regard to the purchase of farm lands, and there is no doubt whatever but very large purchases were made purely on speculation by parties who thought they would be able to buy at our prices and re-sell at figures which would leave them a profit on the operation. Actuated by these motives, a great many people who had no means of meeting the future instalments upon the property they bought, but who were able to command sufficient money to pay one-eighth of the purchase money, made very large purchases, both from us and from other parties.

The total number of our sales from 1st December, 1881, to the 31st August, 1882, were 772. The percentage of those upon which second instalments and interest have been paid is now nearly 40 per cent. of that number and is increasing every month. I have gone with very great care over the list of parties who are still in arrear, and my belief is that about 50 per cent. of the 772 sales will be paid up, so far as regards second instalments and interest. If second instalments are paid, it is an evidence that the parties will be able either to take up

the property for purposes of settlement, or to find purchasers for it.

I should not be at all surprised if the other 50 per cent. which have not yet paid anything on account of their second instalments would be unable to meet their engagements, and to that extent the farm properties sold between 1st December, 1881, and 31st August, 1882, revert to the Company.

The average price at which these lands were sold was between \$6 and \$7 an acre. The Company, of course, have received one-eighth of the selling price of the lands, which will revert to them.

The total acreage of land sold up to this time is about 465,000 acres, which is a small proportion of the total area which the Company will have for sale.

At present there is no demand for farm lands, and I think that state of things will continue to exist at any rate for some months to come. There can be no doubt that land in Old Canada yields a profit to farmers when purchased at prices ranging from \$20 to \$50 an acre, according to the condition of the farm and the improvements upon it when purchased. If that is the case in Old Canada, where new farms have to bear a very considerable expenditure upon them in order to bring them into cultivation, I cannot conceive of any reason to doubt that land in Manitoba and the North-West, which can be cultivated without the expenditure and hardships involved in starting farms in a wooded country, will realise at least from \$5 to \$10 an acre, beginning at the lower price and gradually rising over a number of years to the higher figure, and perhaps even to a larger one. There is no doubt that at present the tendency is for people to obtain as far as possible lands from the Government, in the shape of homesteads and pre-emptions. That process has been going on now for some years, and a very considerable portion of the land available for homesteads and pre-emption within a reasonable distance of the Red River, has been taken up and is not open

for disposal by the Government. As that process progresses the value of lands adjacent to those which have been taken up as homesteads will appreciate in value and become sought after by settlers. The Hudson's Bay Company occupy, in my opinion, on this account a very valuable and important position. They have only two sections for sale in each township, and as each township becomes settled by the land being taken up from Government for homestead purposes, or by its sale by the Canadian Pacific Railway, or its allies, so will the value of the Hudson's Bay Company's sections increase and the demand for them grow.

It is also quite true that the Hudson's Bay Company occupied at first a different position from that which it does to-day. Four years ago when we began to sell farm lands we were the only parties, except the holders of scrip lands, who were in a position to offer lands for sale. The Canadian Pacific Railway Company had not been organized, Colonization Companies had not been started, and parties who owned what were known as scrip lands were not always able to give satisfactory titles—so much difficulty having arisen in regard to some of these cases that purchasers were afraid to buy from them. This state of affairs no longer exists. The Canadian Pacific Railway Company are now offering inducements to parties to buy their lands; so are the North West Land Company, the Manitoba and North Western Railway Company, and the various Colonization Companies throughout the country. There is, therefore, competition now which did not exist two or three years ago, and our sales will no doubt be affected by this cause.

I have, however, no doubt that when the time again comes (which it will before long) for a demand for the purchase of lands, that we shall, as heretofore, occupy a prominent position as sellers.

Our terms are easy—they have been consistently adhered to, and if not altered will continue to give confidence to buyers. Our title is undisputed and is looked upon as the best in the country.



I entertain no doubt that whilst the sales of land for some months to come will be exceedingly small, and that our principal time and attention will be occupied in collecting as large a proportion of the arrears now due as possible, that before very long we shall again be selling considerable quantities of land at satisfactory prices. The sales in future will be, I have no doubt, to actual settlers, as it is not likely, for a very long time to come at any rate, that there will be any renewed speculation in the matter of farm lands. We own, of course, considerable quantities of land which will become valuable for other purposes than farms. We have a considerable number of sections of land upon which undoubtedly coal exists, and sooner or later a considerable quantity of this land will be sold at fair prices.

We have already sold one section at \$50 an acre near Medicine Hat; and, although I do not consider that that is an indication of what the ultimate value of our coal lands will be, it is an evidence that they are attracting the attention of people, and that we shall get considerably more than farm land prices for all lands upon which coal is known to exist.

We also have, I have no doubt, land upon which other minerals will be found; but it is impossible to speak with any definiteness upon this subject, and time alone will be able to tell how far this will tend to the advantage of the Company.

Very considerable benefit will accrue to us, both as regards the value and the disposal of our lands, by the construction of new lines of railway. The Canadian Pacific Railway main line is now completed from the Red River to the summit of the Rocky Mountains, and for the whole extent of its line of course, lands tributary to it are brought into facilities for cultivation and reaching markets. How far west of Lake Superior, where their eastern terminus is reached, grain can be grown and transported at a profit, is a problem yet unsolved, and will depend largely upon the ultimate rates of freight which are quoted by the Canadian Pacific Railway.

The Manitoba and South Western Railway I look upon as a most important line, both for the country and for landholders.

That line has lately passed into the hands of the Canadian Pacific Railway, or of its friends, and it is stated will be constructed as rapidly as possible, from its present point about 50 miles south-west of Winnipeg to beyond the second principal meridian until it reaches the Souris Coalfields. If that line is really constructed, which seems now to be extremely likely, it will open up one of the finest portions of Manitoba, and which in every respect is calculated to produce the largest crops. That line will bring a vast trade into Winnipeg, will for about 300 miles pass through a country which is capable of very large production, and will after it gets as far as the Souris Coalfields, supply that country with fuel, which is essential, as there is a great absence of fuel throughout its whole extent.

Another very important line, and which will open up a country equally as good, except that it is rather more to the north, is the Manitoba and North Western, now being built, from Portage la Prairie. It will be completed this year to Minnedosa, and I hope, be extended at the rate of about 100 miles a year until it reaches Prince Albert. As far as Touchwood Hills, it goes through an exceedingly fine country which can produce large crops, and at the same time feed large quantities of cattle which will be most productive to farmers.

If those two lines, south and north of the Canadian Pacific Railway are completed, as I hope and believe they will be, they will supply all the railway accommodation that will be required for some years in the best producing parts of the country. It will give three main lines of railway centering at Winnipeg at a distance of about 60 miles apart, and leaving, therefore, only 30 miles for the transport of the productions of the country, from the most distant point from a station.

*Third.* As to the questions of INTEREST AND EXPENSES :—

The expenses from the 1st June, 1879, to 31st August, 1883, including Surveys, Taxes, and Advertising, have amounted to a total of .. .. . \$290,892·38

[This is exclusive of a claim by the Government for surveys, at a rate not exceeding 8 cents per acre on the total area surveyed by it in Manitoba and the North-West Territory, and which, as well as the cost of the Company's own surveys, includes a far larger area than has yet been realized, and is available for future sale.]

The interest received has amounted to		\$183,938·20
Interest on bank deposits	..	1,746
Wood Permits	.. .. .	611·18
Rents	.. .. .	19,260·51
	Total ..	205,555·89
Excess of expenses		.. <u>\$85,336·49</u>

For the six months ending 31st August, 1883,				
the interest received amounted to..	..			\$50,375·25
Rents, wood permits, &c.	..	..	..	752·61
				<hr/>
				\$51,127·86
Total expenses, including \$2,000 subscriptions				
to General Hospital, &c.	..	..	..	41,778·30
				<hr/>
Excess of Interest	..			\$9,349·56

There seems, therefore, no reason to doubt that in future the amount to be received for interest will at least cover the expenditure incurred in carrying on the business.

The total cash receipts from 1st June, 1879, to 31st August, 1883, have amounted to .. \$1,955,265·04

The total remitted to London, and investments in Bridge Stock, buildings, &c., amounted to .. .. . \$1,648,140·93

I may sum up what I have said by stating that I believe a very large proportion of the arrears due to the Company for the sale of town lots will be recovered, that if any lots should come back into the hands of the Company, no loss will ultimately be sustained, but that, taking into account the amounts already received which will be forfeited to the Company, the ultimate sales of the forfeited lots will produce at least as much cash to the Company as if the existing sales had all been carried out.

As regards farm lands, I think that about 30 per cent. of all the sales made between June 1879, and 31st August, 1882, will not be carried out, and that that percentage will revert to the Company with the amounts already paid forfeited.

I believe that the ultimate sales of these lands, with the amounts already received and which will be forfeited, will produce as much to the Company as if the present sales were all carried out.

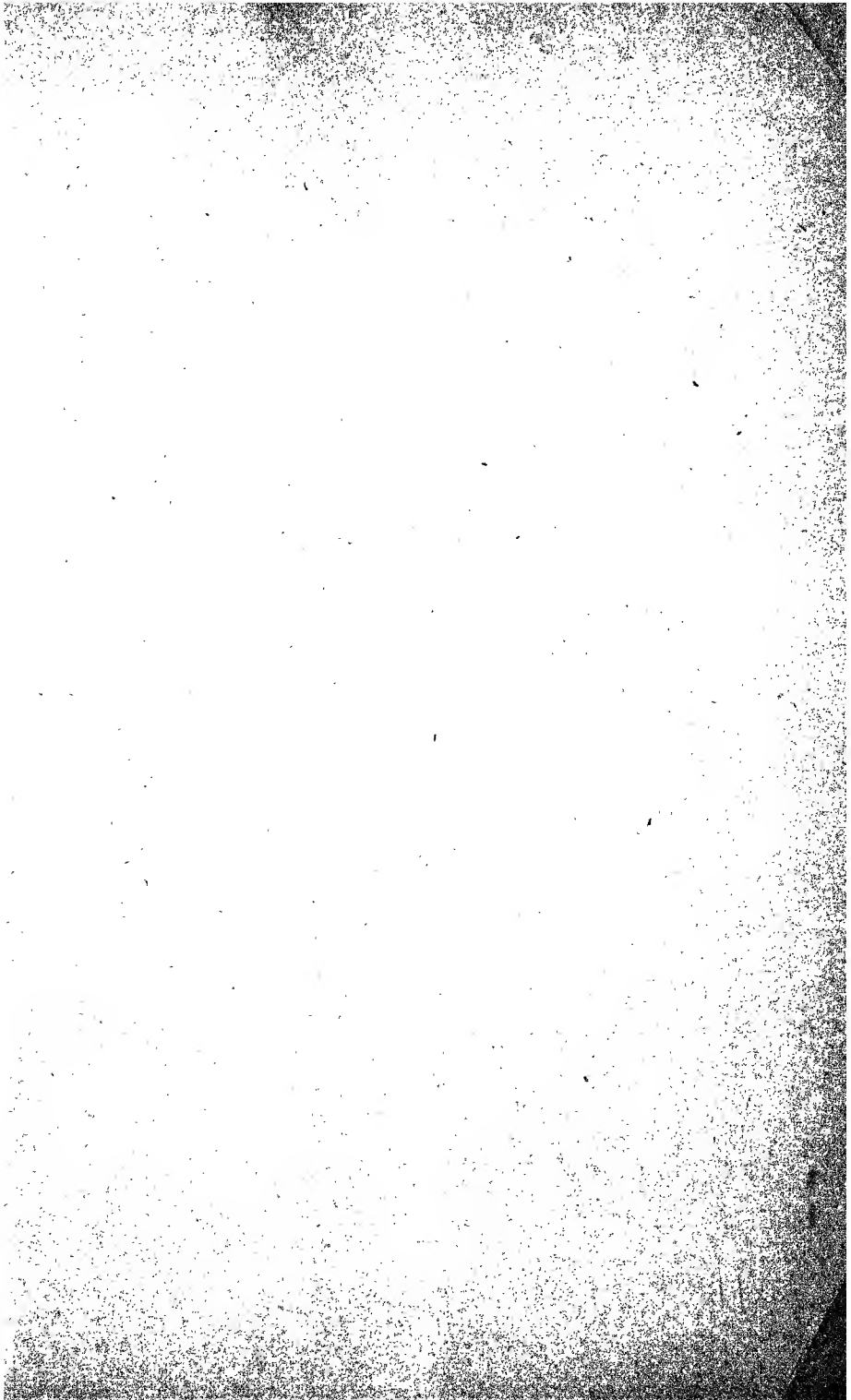
I believe further, that although we shall have very dull sales for some months to come, that there will be at no very distant date a revived demand for farm lands for purposes of actual settlement, and that sales when they once begin will not be of a speculative character.

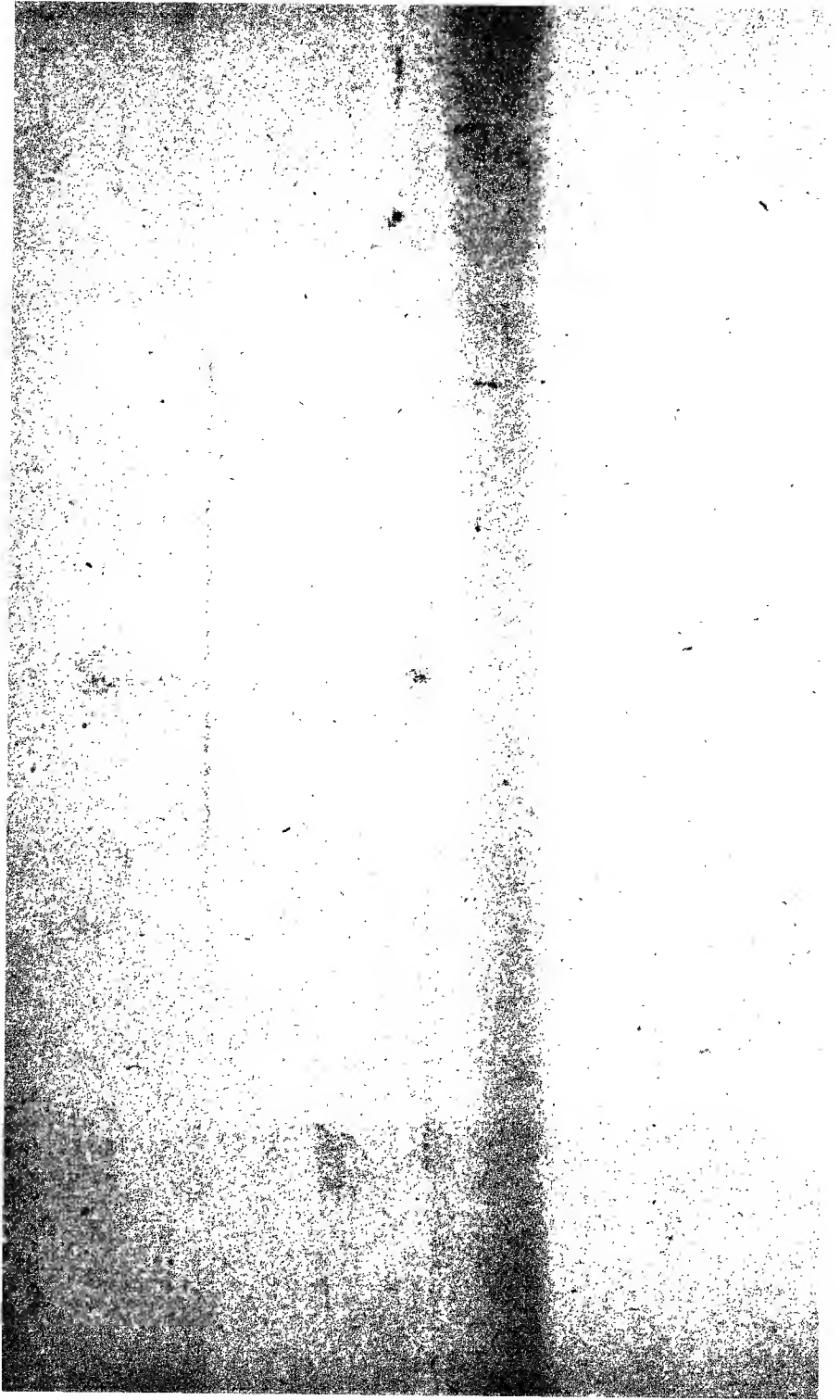
It is of course extremely difficult to decide as to what amount of money will be received on account of the arrears that already exist, but I have no doubt that very considerable sums will within a reasonable time come into our hands.

It may of course, and probably will, be the case that the amounts received will vary from year to year; that sometimes as in the past, the amounts will be considerable and that sometimes they will fall off, but as regards the ultimate result which I have mentioned, I entertain no doubt.











1883 NOVEMBER PROCEEDINGS MISSING.

